

VIRGINIA

IN THE CIRCUIT COURT FOR THE COUNTY OF FAIRFAX

BALA JAIN, LLC,)	
)	
Plaintiff,)	
)	
v.)	Case No.: CL-2022-0009687
)	
EAGLE PROPERTIES AND INVESTMENTS)	
LLC, ET AL.,)	
)	
)	
Defendants.)	

NOTICE AND MEMORANDUM OF LIS PENDENS

STATE OF VIRGINIA
COUNTY OF FAIRFAX

TO THE CLERK OF THE CIRCUIT COURT OF SAID COUNTY:

You are hereby notified that on the 18th day of July, 2022, suit was instituted by the undersigned in the above captioned and styled cause in the Circuit Court of Fairfax County, Virginia, and that the following are all the names of the parties to said suit:

<u>Name of Plaintiff</u>	<u>Name of Defendant</u>	<u>Kind of Suit</u>
Bala Jain, LLC 6007 Marilyn Drive Alexandria, Virginia 22310	EAGLE PROPERTIES AND INVESTMENTS LLC 445 Windover Avenue Vienna, Virginia 22180 Serve: Monika Jain, Managing Member 445 Windover Avenue Vienna, VA 22180	The lawsuit alleges that one or more of the Defendants used money it borrowed from Bala Jain, LLC to acquire, improve, and/or develop the subject Property. The lawsuit alleges that the Defendants engaged in fraud, conspiracy to commit fraud, breach of contract, and seeks a declaratory judgment and injunctive relief establishing a constructive trust against this Property and such other relief

		as may be necessary to protect and prepare Bala Jain, LLC's interest in the Property.
	MONIKA JAIN 445 Windover Avenue Vienna, VA 22180	
	AMIT JAIN 445 Windover Avenue Vienna, VA 22180	
	FIRST CLASS TITLE, INC. 1803 Research Blvd, Suite 512 Rockville, Maryland 20850 Serve: Robert Kotz 11505 Hemingway Drive Reston, Virginia 20194	
	Daniel Kotz, Esq. 1803 Research Blvd #512 Rockville, MD 20850	

The following described real estate located at 2565 Chain Bridge Rd #2F, Vienna, VA 22180, Tax Map # 0383 45 0002F Book 26452 Page 0077 of Fairfax County, and situated in Fairfax County, Virginia (the "Property") is involved in said suit, to-wit:

Condominium Unit 2-F of the Vienna Oaks Office Center Condominium, as the same is established pursuant to the Virginia Condominium Act by Declaration recorded in Deed Book 5724 at Page 790 and any amendments thereto recorded among the Land Records of Fairfax County, Virginia.

TOGETHER WITH a 9.420 percentage interest in the common elements and SUBJECT to the terms and conditions of the Declaration, Exhibits, Plats and Plans and By-laws recorded in Deed Book 5724 at Page 790, et. Seq. among the aforesaid Land Records. Further SUBJECT TO a maintenance covenant recorded in Deed Book 5666 at Page 1470 in the aforesaid Land Records.

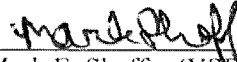
The nature of the lien, right or interest sought to be enforced is as follows: In response to Eagle

Properties and Investments, LLC's breach of the loan documents, and fraud claims against its owners Amit Jain and Monika Jain, Bala Jain brings this action and asserts claims for fraud and conspiracy to commit fraud against Amit Jain, Monika Jain and Daniel Kotz; declaratory judgment and injunctive relief that Bala Jain is granted a constructive trust against the properties that Eagle Properties and Investments, LLC purchased and/or improved with a \$7.5 million loan it fraudulently obtained from Bala Jain; an accounting of the proceeds from the \$7.5 million loan Eagle Properties and Investments, LLC fraudulently obtained from Bala Jain; to disregard and pierce Eagle Properties and Investments, LLC's corporate veil; and breach of contract against Eagle Properties and Investments, LLC.

Plaintiffs claim damages of at least \$7,500,000.00, plus punitive damages and attorneys' fees.

Dated: July 20, 2022

Respectfully submitted,



Mark E. Shaffer (VSB No. 75407)

OFFIT KURMAN

8000 Towers Crescent Drive, Suite 1400

Tysons Corner, Virginia 22182

Telephone: 703.745.1820

Facsimile: 703.745.1835

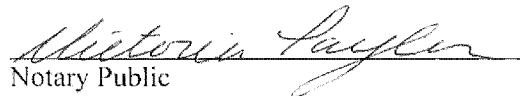
mark.shaffer@offitkurman.com

Counsel for Plaintiff Bala Jain, LLC

COMMONWEALTH/STATE OF Virginia,
COUNTY/CITY OF Fairfax, to-wit:

I, the undersigned Notary Public, in and for the State and County aforesaid, do hereby certify that Mark E. Shaffer, whose name is signed to the Memorandum of Lis Pendens, has acknowledged the same before me as Notary in my State and County aforesaid.

Given under my hand and seal this 20 July 2022.


Notary Public

CERTIFICATE OF SERVICE

I hereby certify that I have on this 20 July 2022, sent by Federal Express, postage prepaid,
a true copy of the foregoing to:

EAGLE PROPERTIES AND INVESTMENTS LLC

445 Windover Avenue
Vienna, Virginia 22180

Serve:

Monika Jain, Managing Member
445 Windover Avenue
Vienna, VA 22180

MONIKA JAIN

445 Windover Avenue
Vienna, VA 22180

AMIT JAIN

445 Windover Avenue
Vienna, VA 22180

FIRST CLASS TITLE, INC.

1803 Research Blvd, Suite 512
Rockville, Maryland 20850

Serve: Robert Kotz
11505 Hemingway Drive
Reston, Virginia 20194

Daniel Kotz, Esq.

1803 Research Blvd #512
Rockville, MD 20850



Mark E. Shaffer

VIRGINIA

IN THE CIRCUIT COURT FOR THE COUNTY OF HENRICO

BALA JAIN, LLC,

Plaintiff,

v.

**EAGLE PROPERTIES AND INVESTMENTS
 LLC, ET AL.,**

Defendants.

)
)
)
) **FAIRFAX CIRCUIT COURT**
) **Case No.: CL-2022-0009687**
)
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)
)
)

NOTICE AND MEMORANDUM OF LIS PENDENS

STATE OF VIRGINIA

COUNTY OF PRINCE WILLIAM

TO THE CLERK OF THE CIRCUIT COURT OF SAID COUNTY:

You are hereby notified that on the 18th day of July, 2022, suit was instituted by the undersigned and on November 22, 2022, an amended complaint was filed, in the above captioned and styled cause in the Circuit Court of Fairfax County, Virginia, and that the following are all the names of the parties to said suit:

<u>Name of Plaintiff</u>	<u>Name of Defendant</u>	<u>Kind of Suit</u>
Bala Jain, LLC 6007 Marilyn Drive Alexandria, Virginia 22310	EAGLE PROPERTIES AND INVESTMENTS LLC 445 Windover Avenue Vienna, Virginia 22180 Serve: J. Chapman Petersen, Esq. Chap Petersen & Associates, PLC 3970 Chain Bridge Road Fairfax, Virginia 22030 <i>Counsel for Eagle Properties and Investments, LLC, Monika Jain and Amit Jain</i>	The lawsuit alleges that one or more of the Defendants used money it borrowed from Bala Jain, LLC to acquire, improve, and/or develop the subject Property. The lawsuit alleges that the Defendants engaged

	MONIKA JAIN 445 Windover Avenue Vienna, VA 22180 Serve: J. Chapman Petersen, Esq. Chap Petersen & Associates, PLC 3970 Chain Bridge Road Fairfax, Virginia 22030 <i>Counsel for Eagle Properties and Investments, LLC, Monika Jain and Amit Jain</i>	in fraud, conspiracy to commit fraud, breach of contract, and seeks a declaratory judgment and injunctive relief establishing a constructive trust against this Property and such other relief as may be necessary to protect and prepare Bala Jain, LLC's interest in the Property.
	AMIT JAIN 445 Windover Avenue Vienna, VA 22180 Serve: J. Chapman Petersen, Esq. Chap Petersen & Associates, PLC 3970 Chain Bridge Road Fairfax, Virginia 22030 <i>Counsel for Eagle Properties and Investments, LLC, Monika Jain and Amit Jain</i>	
	FIRST CLASS TITLE, INC. 1803 Research Blvd, Suite 512 Rockville, Maryland 20850 Serve: Jessica Summers, Esq. The Law Firm of Paley Rothman 4800 Hampden Lane, 6 th Floor Bethesda, MD 20814 jsummers@paleyrothman.com <i>Counsel for First Class Title, Inc. and Daniel Kotz, Esq.</i>	
	Daniel Kotz, Esq. 1803 Research Blvd #512 Rockville, MD 20850 Serve: Jessica Summers, Esq. The Law Firm of Paley Rothman 4800 Hampden Lane, 6 th Floor Bethesda, MD 20814 jsummers@paleyrothman.com <i>Counsel for First Class Title, Inc. and Daniel Kotz, Esq.</i>	
	ARPAAGRO GENERAL TRADING, LLC, 2567 Chain Bridge Rd Unit 2E Vienna, VA 22182 SERVE: Monika Jain, registered agent 2567 Chain Bridge Road, Unite 2E Vienna, Virginia 22182,	
	EAGLE PROPERTIES, LLC, 445 Windover Ave. Vienna, VA 22180 SERVE: Monika Jain, registered agent 445 Windover Avenue, NW Vienna, Virginia 22180	

	EAGLE INVESTMENTS, LLC, 445 Windover Ave. Vienna, VA 22180	
	TRUE PROPERTIES, LLC 2567 Chain Bridge Road, Unite 2E Vienna, Virginia 22182, SERVE: Monika Jain, registered agent 2567 Chain Bridge Road, Unite 2E Vienna, Virginia 22182	
	TRUE PROPERTIES, LL 2567 Chain Bridge Road, Unite 2E Vienna, Virginia 22182, SERVE: Monika Jain, registered agent 2567 Chain Bridge Road, Unite 2E Vienna, Virginia 22182	
	Sell USA LLC , 445 Windover Ave. Vienna, VA 22180 SERVE: Monika Jain, registered agent 445 Windover Avenue, NW Vienna, Virginia 22180	
	495 REAL ESTATE, LLC, 2567 Chain Bridge Road, Unite 2E Vienna, Virginia 22182 2567 Chain Bridge Road, Unite 2E Vienna, Virginia 22182, SERVE: Monika Jain, registered agent 2567 Chain Bridge Road, Unite 2E Vienna, Virginia 22182	
	SHEHLA JARRAL, SERVE: 514 Bond Avenue Reisterstown, Maryland 21136	
	MUHAMMAD JARRAL, SERVE: 514 Bond Avenue Reisterstown, Maryland 21136	
	SPSVA, LLC , SERVE: Satpal Singh, registered agent 10313 Henderson Road Fairfax Station, Virginia 22039	
	DOLBI USA, LLC, 13306 Smoketown Road Woodbridge, Virginia 22192 SERVE: Shaikh R. Rahim, Managing Member 13306 Smoketown Road Woodbridge, Virginia 22192	
	SHAIKH M. RAHIM, SERVE: 145 W Ostend Street, Suite 600 Baltimore, Maryland 21230	
	MOHEED RAHIM, SERVE: 145 W Ostend Street, Suite 600 Baltimore, Maryland 21230	

	JACQUELINE ALEXANDER, SERVE: 1009 Sweetgrass Circle La Plata, Maryland 20646	
	CAPITAL ONE, NATIONAL ASSOCIATION, 1680 Capital One Dr. Mc Lean, VA, 22102 SERVE: Corporation Service Company 100 Shockoe Slip Fl. 2 Richmond, Virginia 23219-4100	
	FULTON FINANCIAL CORPORATION, 1 Penn Sq, PO Box 4887 Lancaster, PA, 17602 SERVE: Michael Paulson, registered agent 625 Elden Street Herndon, Virginia 20170	
	MAIN STREET BANK, 10089 Fairfax Boulevard Fairfax, Virginia 22030 SERVE: Kagan, Stern, Marinello and Beard, PLLC, registered agent 10089 Fairfax Boulevard Fairfax, Virginia 22030	
	BANK OF CLARKE COUNTY, 2 East Main Street Berryville, Virginia 22611 SERVE: Kathleen J. Chappell, registered agent 2 East Main Street Berryville, Virginia 22611	
	NAVY FEDERAL FINANCIAL GROUP, LLC, 1007 Electric Ave, Vienna, VA, 22180 SERVE: Corporation Service Company 100 Shockoe Slip Fl. 2 Richmond, Virginia 23219-4100	
	SAPTAL SINGH, SERVE: 10313 Henderson Road Fairfax Station, Virginia 22039	
	ATLANTIC UNION BANK, f./k/a UNION BANK & TRUST 1051 E Cary St Ste 1200, Richmond, VA, 23219 SERVE: RACHAEL LAPE, registered agent Union Bankshares Corporation 1051 E. Cary Street, Suite 1200 Richmond, Virginia, 23219	
	PNC BANK, N.A., 249 Fifth Avenue Pittsburgh, Pennsylvania 15222 SERVE: Corporation Service Company Registered Agent 100 Shockoe Slip, 2 nd Floor Richmond, Virginia 23219	

	PRIMIS BANK D/B/A/ SONA BANK. 10900 Nuckols Road, Suite 325 Glen Allen, Virginia 23060 SERVE: Kimberly Lipscomb, Registered Agent 9706 Atlee Commons Drive Ashland, Virginia 23005	
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The following described real estate located at 2567 Chain Bridge Road, Suite 2-E. Parcel ID: 0383 45 0002E Deed Book 26452 Page 0077 of Fairfax County, and situated in Fairfax County, Virginia (the "Property") is involved in said suit, to-wit:

Condominium Unite 2-E of the Vienna Oaks Office Center Condominium, as the same is more particularly described in the Declaration recorded in Deed Book 5724 at page 790 and any amendments thereto recorded among the Land Records of Fairfax County, Virginia.

TOGETHER WITH a 9.420 percentage interest in the common elements and subject to the terms and conditions of the Declaration, Exhibits Plats and Plans and By-laws recorded in Deed Book 5724 at Page 790.

The improvements thereon being known as 2567 Chain Bridge Road, Suite 2-E, Fairfax, VA 22030.


The nature of the lien, right or interest sought to be enforced is as follows: In response to Eagle Properties and Investments, LLC's breach of the loan documents and fraud claims against its owners Amit Jain and Monika Jain, Bala Jain brings this action and asserts claims for fraud and conspiracy to commit fraud against Amit Jain, Monika Jain and Daniel Kotz; declaratory judgment and injunctive relief that Bala Jain is granted a constructive trust against the properties that Eagle Properties and Investments, LLC purchased and/or improved with a \$7.5 million loan

it fraudulently obtained from Bala Jain; an accounting of the proceeds from the \$7.5 million loan Eagle Properties and Investments, LLC fraudulently obtained from Bala Jain; to disregard and pierce Eagle Properties and Investments, LLC's corporate veil; and breach of contract against Eagle Properties and Investments, LLC.

Plaintiffs claim damages of at least \$7,500,000.00, plus punitive damages and attorneys' fees.

Dated: December 12, 2022

Respectfully submitted,


Mark E. Shaffer (VSB No. 75407)
OFFIT KURMAN
8000 Towers Crescent Drive, Suite 1400
Tysons Corner, Virginia 22182
Telephone: 703.745.1820
Facsimile: 703.745.1835
mark.shaffer@offitkurman.com
Counsel for Plaintiff Bala Jain, LLC

COMMONWEALTH/STATE OF Virginia,
COUNTY/CITY OF Fairfax, to-wit:

I, the undersigned Notary Public, in and for the State and County aforesaid, do hereby certify that Mark E. Shaffer, whose name is signed to the Memorandum of Lis Pendens, has acknowledged the same before me as Notary in my State and County aforesaid.

Given under my hand and seal this 12 December 2022.


Notary Public



CERTIFICATE OF SERVICE

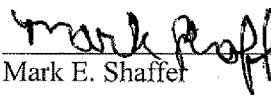
I hereby certify that I have on this 12 December 2022, sent by Federal Express, postage prepaid, a true copy of the foregoing to:

EAGLE PROPERTIES AND INVESTMENTS LLC 445 Windover Avenue Vienna, Virginia 22180 Serve: J. Chapman Petersen, Esq. Chap Petersen & Associates, PLC 3970 Chain Bridge Road Fairfax, Virginia 22030 <i>Counsel for Eagle Properties and Investments, LLC, Monika Jain and Amit Jain</i>
MONIKA JAIN 445 Windover Avenue Vienna, VA 22180 Serve: J. Chapman Petersen, Esq. Chap Petersen & Associates, PLC 3970 Chain Bridge Road Fairfax, Virginia 22030 <i>Counsel for Eagle Properties and Investments, LLC, Monika Jain and Amit Jain</i>
AMIT JAIN 445 Windover Avenue Vienna, VA 22180 Serve: J. Chapman Petersen, Esq. Chap Petersen & Associates, PLC 3970 Chain Bridge Road Fairfax, Virginia 22030 <i>Counsel for Eagle Properties and Investments, LLC, Monika Jain and Amit Jain</i>
FIRST CLASS TITLE, INC. 1803 Research Blvd, Suite 512 Rockville, Maryland 20850 Serve: Jessica Summers, Esq. The Law Firm of Paley Rothman 4800 Hampden Lane, 6 th Floor Bethesda, MD 20814 jsummers@paleyrothman.com <i>Counsel for First Class Title, Inc. and Daniel Kotz, Esq.</i>
Daniel Kotz, Esq. 1803 Research Blvd #512 Rockville, MD 20850 Serve: Jessica Summers, Esq. The Law Firm of Paley Rothman 4800 Hampden Lane, 6 th Floor

Bethesda, MD 20814 js Summers@paleyrothman.com <i>Counsel for First Class Title, Inc. and Daniel Kotz, Esq.</i>
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PNC BANK, N.A., 249 Fifth Avenue Pittsburgh, Pennsylvania 15222 SERVE: Corporation Service Company Registered Agent 100 Shockoe Slip, 2 nd Floor Richmond, Virginia 23219
PRIMIS BANK D/B/A/ SONA BANK. 10900 Nuckols Road, Suite 325 Glen Allen, Virginia 23060 SERVE: Kimberly Lipscomb, Registered Agent 9706 Atlee Commons Drive Ashland, Virginia 23005


Mark E. Shaffer

4871-5417-1203, v. 1